

# OFFICE SUITES TO LET

Generator Studios, Trafalgar Street, Newcastle upon Tyne, NE1 2LA

- Modern, well presented office suites
- Popular city centre location
- Suites from 1,012ft<sup>2</sup> to 16,922ft<sup>2</sup>
- Flexible suites
- EPC Rating B50

**Rent of £18.50 per ft<sup>2</sup>**

**BradleyHall**





## LOCATION

Generator Studios is located on Trafalgar Street, just off the A186 in Newcastle city centre, in between Newcastle city centre and the Quayside. The property is situated within a mixed use location, close to hotels, restaurants, apartment blocks and business.

The property is easily accessible by road and public transport being situated just off the A186 and 0.2 miles from A167(M) and Tyne Bridge. Public transport links include Manors train and Metro Station which is approximately 0.2 miles away there are bus routes within 0.3 miles.

## DESCRIPTION

Generator Studios is a contemporary designed multi let office building with dedicated car parking. The accommodation is accessed via a double-door entrance with a dedicated staff reception providing access to bookable boardroom and communal meeting room facilities together with a coffee shop, shower rooms, male and female toilets and a passenger lift. The studio offices offer a superb working environment benefitting from very high quality finishes throughout including exposed ceilings with air-conditioning, natural materials and a LED lighting.

- Air Conditioning
- Shower facility
- 24 hour access
- Commissionaire
- Fully furnished
- LED lighting
- Exposed Services

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

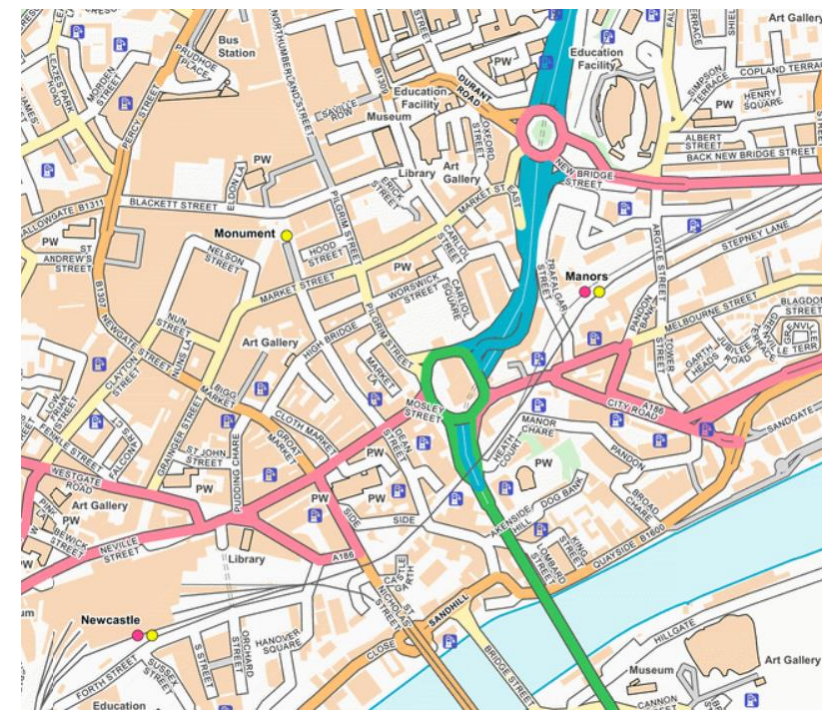
Office Suite	Size	
Suite 1.3 & 0.1	315.9m <sup>2</sup>	3,437ft <sup>2</sup>
Suite 3.13	131.5m <sup>2</sup>	1,431ft <sup>2</sup>
Suite 3.11	235.9m <sup>2</sup>	2,567ft <sup>2</sup>
Suite 2.10	26.0m <sup>2</sup>	280ft <sup>2</sup>
Suite 2.8	136.5m <sup>2</sup>	1,485ft <sup>2</sup>
Suite 2.7	240.7m <sup>2</sup>	2,619ft <sup>2</sup>
Suite 0.1	93.0m <sup>2</sup>	1,012ft <sup>2</sup>
Suite 0.2	93.0m <sup>2</sup>	1,012ft <sup>2</sup>
Suite 0.2a	393.53m <sup>2</sup>	4,236ft <sup>2</sup>



Car parking on site  
0.3 miles from local bus routes  
0.2 miles from A167(M) and Tyne Bridge  
0.2 miles from Manors Train and Metro Station  
0.5 miles from Central Train and Metro Station



0.3 from Grey Street  
0.3 miles from Quayside



## EPC RATING

B50

## RATING ASSESSMENT

The estimates Business Rates is £6 per ft<sup>2</sup>. Some businesses may qualify for Small Business Rate Relief however, interested parties should confirm the current position with the Local Authority.

## TERMS

The property is available by way of a new lease with terms to be agreed at £18.50 per ft<sup>2</sup>.

## SERVICE CHARGE

A service charge is payable at £6.44 per ft<sup>2</sup>.

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



# CONTACT US

Tel: 0191 232 8080

Email: [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)